

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

THURSDAY, AUGUST 10, 2023 (6PM) via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616; Passcode: 71139

Agenda

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200. Please call the day before the meeting to let us know that you're coming. Thank you.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Board to consider the request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (7/13/23)

- a. Regular Session.
- b. Executive Session Summary.

4. TREASURER, OFFICERS & COMMITTEE REPORTS

- a. Reading of the Treasurer's Report.
- b. Landscape recommendations & proposals.
- c. Committees
- d. Caretaker or pool report.
- e. Vendor evaluations

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- b. Updating the gov docs; 2nd draft of bylaws & CC&Rs
- c. 7632 foundation support work re : #247, 248 sloping floor; stabilized; Bid to releve?
- d. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- e. Consolidated Overhead upgrades to gates, gym & pool access control
- f. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating
- g. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- h. EV charging station
- i. Inspection of elevated walkways & balconies – by Focused Group 8/7/23 – 8/15/23
- j. Handicap space & motorcycle space by 7628
- k. Utility closets at 7628 #117
- l. Bees at 7626 #329 – Repair from the outside
- m. Cox Internet in Meeting Room
- n. Trees & Union Pacific Railroad

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Gas lines review
- b. 301 roof repair invoice
- c. Black stain on bldg. 7640 handrails
- d. 202 request for front screen door
- e. Leak from #364 to 264 to 131.



- f. Meeting date – move to 3rd Thursday?
- g. Fire safety & emergency preparedness
- h. AirTable
- i. HOA debit or credit card
- j. Janitorial service
- k. Request from Howard Lange #348 regarding Owls.
- l. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

- a. Late payers through end of last month (balances of \$500 or more): Landscaping contract
- b. Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Next scheduled meeting 9/14/23 @ 6PM via Zoom)

For questions contact:
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Edits by Colin Smith, President



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THURSDAY, AUGUST 10, 2023 (6PM) via Zoom

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Meeting Minutes

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200. Please call the day before the meeting to let us know that you're coming. Thank you.

Meeting was called to order at: 6:01pm

Board Members present were:

Colin Smith - President
Christine Hall - Vice President
Owen Roth - Treasurer
Tamara Simmons - Secretary
Joe Mora - Member-at-Large

Managers & Employees present were:

James Nguyen of Bartlein.
Diana Gutierrez - Scribe

Also present were:

Craig Nicholson Unit 247
Greg Nishida Unit 301
Bruce Towbridge Unit 364
Riley & Tammy Jauchen Unit 264
Myra Duran Unit 131
Robert Bomgat Unit 346
Howard Lange Unit 348
Paul Dunkley Unit 329

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Board to consider the request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

Craig Nicholson Unit 247 - communicated issues with the pool clock not working. Communicated issues with the towing of unregistered vehicles. Expressed concern with board budgeting.

Greg Nishida Unit 301 - Discussed in 6.b.

Bruce Towbridge Unit 364 - Discussed in 6. e.
Riley & Tammy Jauchen Unit 264 - Discussed in 6. e.
Myra Duran Unit 131 - Discussed in 6. e.

Howard Lange Unit 348 - Brought up issues with birds in trees over his back patio. Colin motioned to add item to New Business. Joe seconds. All in favor. Discussed in 6.k.

Paul Dunkley Unit 329 - Bees discussed in 5. l.



3. APPROVAL OF PRIOR MEETING MINUTES (7/13/23)

a. Regular Session.

Colin moved and Tamara seconded to approve the prior meeting minutes. In discussion two errors were noticed. In 4.a. Colin is working on the maps, not Owen. In 5.f. the approval was to seek a new design for Board approval. With these changes the minutes were unanimously approved.

b. Executive Session Summary.

Colin moved to approve the Executive Minutes as ~~read~~ provided. Tamara seconded. Unanimously approved.

4. TREASURER, OFFICERS & COMMITTEE REPORTS

a. Reading of the Treasurer's Report.

Operating Expenses are about **17.3+%** below budget thru end of last month on a cash basis.

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Colin moved to approve the Treasurer's Report as read. Seconded by Joe. Unanimously approved by Board Members present.

Owen excused himself from the remainder of the meeting. Quorum was still present.

b. Landscape recommendations & proposals.

Joe gave a report on landscape and trash. Tamara expresses concern about tipuana trees having damage from insects. Joe explained the trees are treated twice a year. Erosion on path 7610-7628 has been repaired.

Joe will follow up on water leaking through the wall at the Northern corner of 7610.

Chris Hall is requesting to plant something near the ravine. Colin sets motion for time and materials for a two post fence along the section of Monarch Lane by the Southern Culvert. Tamara seconds. All in favor with Joe abstaining.

Colin motioned for Joe to plant pyracanthas as needed around the pool. Tamara second. All in favor with Joe abstaining.

Lighting review.

Colin continues to work on updating maps.

c. Committees

Gov Docs: No Governing Documents Committee meeting was held in the last month.

Gym: Hours were extended to 8:00pm. Trend seems to be that people are staying until 8:30pm. After discussion with those who live near the gym, Chris does not recommend extending the hours to 9pm as the Board had been discussing.

Sunshine-solar: In progress per Tamara. Still waiting for Edison to upgrade transformers.

Website updating: Short list provided by Chris. Colin and Tamara to show Diana how to make website



updates and file uploads.

d. Caretaker or pool report.

Chris Hall recommends having a Caretaker Report log on the website. Colin recommends creating google form to log the ongoing maintenance.

e. Vendor evaluations

Motions of Merit:

Tamara makes a motion of merit to Envirosaping for removing wasp nest. Colin seconds. All in favor with Joe abstaining.

Colin makes a motion of merit to Joe for helping a neighbor in need of a plumber. Recommended "The Routerman". Tamara seconds. All in favor with Joe abstaining.

Tamara makes a motion of merit for The Rooterman's prompt response and professionalism. Joe seconds. All in favor.

Colin makes a motion of merit to Hermosa Painting for refinishing the sauna benches. Tamara seconds. All in favor.

Colin makes a motion of merit to Jim Dewey for repairing the Sauna door. Tamara seconds, all in favor.

Motions of Demerit: None.

f. Officers Report

Map updates - Colin showed continued progress on updating Grove's map

5. **OLD BUSINESS (Board to consider, review and possibly vote on...)**

a. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);

Colin moves to approve Beachside's invoice for \$20,136.67 for replacing gas . lines at Bldg 7640 as it is HOA responsibility to maintain. Tamara seconds. All in favor with Joe abstaining.

Colin moves to take funds out of "structural plumbing." Chris seconds. Unanimous.

Trash enclosure 1 doors replaced by Jim but need to be painted. Next time Affordable Painting is in the complex, they will paint the doors.

b. Updating the gov docs; 2nd draft of bylaws & CC&Rs

Tabling discussion.

c. 7632 foundation support work re : #247, 248 sloping floor; stabilized; Bid to relevel?

Per James, still need to find a company to ~~reestablish~~ relevel. Joe makes a motion to not level floors. The homeowners need to level the floors when making repairs. Chris seconds motion. All in favor. James will remove bid to relevel floor.

d. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)

Invoice for wrought iron railings at Bldgs 7626, 7628, & 7640 totalling \$2,743.56 approved for Beachside. Colin motioned with Tamara seconding. All in favor.

Bldg 7640 Unit 356 needs new staircase handrail. Chris makes a motion to ask Jim to replace or bring to code the hand railing. Joe seconds. All in favor



- e. Consolidated Overhead upgrades to gates, gym & pool access control

Chris contacted Consolidated regarding a roll-up overhead gate, but her call was not returned. Chris has also contacted a second source for keycard systems & will report at the next meeting. Pool cabana gate discussion tabled pending cabana gate design.

- f. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating

This was not discussed.

- g. Signs: Address, pathways, directional, speed limit, no trespassing, pool area

Colin will contact Jim to fix visitor parking sign. Chris Hall working on installation of speed limit signs. Colin sets the motion to move Smitty's towing sign to the left and put the speed limit sign where the Smitty's sign was. Joe seconds. All in favor.

- h. EV charging station

Tabled. Pending Edison to upgrade transformers.

- i. Inspection of elevated walkways & balconies – by Focused Group 8/7/23 – 8/15/23

No actions taken. Inspections have begun

- j. Handicap space & motorcycle space by 7628

Chris sets motion to install a second bike rack by 7628. Topic will be added to the agenda for new business next month.

- k. Utility closets at 7628 #117

Tabled.

- l. Bees at 7626 #329 – Repair from the outside

Paul is ok to have the work to be done from the balcony. Paul wants to know when the repair will be done and he is ok with having holes drilled in the wall.

- m. Cox Internet in Meeting Room

Colin brought a new co-axial cable to move the router away from the electrical room. Colin also provided a lengthy Ethernet cable.

- n. Trees & Union Pacific Railroad

Colin requested that James email Lupe Valdez asking for reimbursement of \$5725 for the tree work at Bldg 7610 performed on Jan 27, 2023.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Gas lines review



James asks if HOA should start replacing gas lines one bldg at a time. Joe asks if there are any other buildings that need new lines. Colin is unsure. Tamara makes a motion to create a schedule for Don to look at one bldg at a time starting with the ones that have had no replacement and therefore start inspection at Bldg 7638 as it has all original gas lines. Colin seconds motion. Motion passes 3-1, Chris abstains.

b. 301 roof repair invoice

Colin moved to approve the \$350 reimbursement for water leak at unit 301 as fixed by a vendor hired by Wolfe and Associates. All in favor with Chris abstaining.

c. Black stain on bldg. 7640 handrails

Colin motioned for Envirosclaping to clean handrails at time and materials. Tamara seconds motion. Joe abstains. All in favor. Board to consider repainting if necessary.

d. 202 request for front screen door

Tamara motioned to approve the new screen door. Colin seconds motion. All in favor.

e. Leak from #364 to 264 to 131.

Faulty angle stop valve in 364 leaked overnight causing damage to unit 264 and 131. Insurance for affected units needs a letter denying the claim from association insurance. Colin motioned to involve HOA insurance. Joe seconds. All in favor.

f. Meeting date – move to 3rd Thursday?

Tamara motioned to move Board meetings to the third week of the month. Board discussed Wednesday or Thursday as potential dates. Tabled.

g. Fire safety & emergency preparedness

Tabled.

h. AirTable

Tabled

i. HOA debit or credit card

Tamara suggests having a separate operating card that HOA could have a debit/credit card for. James does not recommend this. Item will be tabled.

j. Janitorial service

Colin motioned to stop service from MasterClean and instead hire BigGreen. Tamara seconds. All in favor. Big Green start date is October 1, 2023.

k. Request from Howard Lange #348 regarding Owls.

Joe motions to get Action Tree out to look at the tree and to safely remove branches from unit 348, to include safely rehousing owls, other animals, as needed. Colin seconds motion. All in favor.



- I. Other items to be put on next month's agenda

Colin requested "pedestrian pathway improvements" to be added next month.

7. EXECUTIVE SESSION

Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member. Hiring; levying fine; noise issue.

- a. Late payers through end of last month (balances of \$500 or more): Landscaping contract
- b. Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Next scheduled meeting 9/14/23 @ 6PM via Zoom)

- a. Meeting adjourned at 9:18pm

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